

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING**

**December 4, 2007**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday December 4, 2007 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**CALL TO ORDER**

Chairman Joseph Hammer called the meeting to order at 7:05 p.m.

**ROLL CALL & SEATING OF ALTERNATES**

Chairman Joseph Hammer called roll as follows:

Member Name	Present	Absent	Excused
Joseph Hammer, Chairman	X		
Margaret Wagner, ViceChair			X
Philip Knecht, Clerk	X		
Thomas Harley	X		
Robert Jurasin	X		
Earle Munroe			X
Dorcas McHugh	X		
Richard Roberts	X		
Frederick Petrelli	X		
James Hughes			X
Anthony Homicki	X		
George Oickle	X		

Also present: Peter Gillespie, Town Planner  
Denise Bradley, Assistant Town Planner

Chairman Hammer stated that the all the alternates would be seated on all the applications.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**3.1 APPLICATION NO. 1589-07-Z. Catholic Charities Child Development Center** Seeking a Special Permit in accordance with Section 3.2.3 of the Wethersfield Zoning Regulations to operate a child care center at 449 Silas Deane Highway. (Renewal)

John Joyce, representative for Catholic Charities was present. Mr. Joyce indicated that they rent the space at 449 Silas Deane Highway and they are licensed through the state to run a daycare.

Commissioner Roberts made a motion to close the hearing.

Commissioner McHugh seconded the motion.

All Aye.

Clerk Knecht made a motion to approve application with no time limit but applicant must comply with all childcare licensing.

Commissioner Oickle seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Harley, Roberts, Homicki, Jurasin, McHugh, Oickle, Petrelli, Knecht

Nay: None

Abst: None

**APPLICATION WAS APPROVED**

**3.2 APPLICATION NO. 1590-07-Z. The Bunker Restaurant Group** Seeking a Special Permit in accordance with Section 5.8 (Alcoholic Beverages) for the sale and dispensing of alcohol at 580 Silas Deane Highway. (Renewal)

Anthony Riccio, Partner to Tom Rourke owner of The Bunker 580 Silas Deane Highway stated he was there seeking a special permit for the sale and dispensing of alcohol.

Commissioner Oickle asked if there had been any complaints with the liquor permit and it being close to schools.

Mr. Gillespie stated they had sent 7 notices to owners abutting and there had been no complaints.

Commissioner Jurasin made a motion to close the hearing.  
Commissioner Homicki seconded the motion  
All Aye.

Commissioner Roberts made a motion to approve application 1590-07-Z

Commissioner Homicki seconded the motion

The members voted as follows (9-0-0)

Aye: Hammer, Harley, Roberts, Homicki, Jurasin, McHugh, Oickle, Petrelli, Knecht  
Nay: None  
Abst: None

**APPLICATION WAS APPROVED**

**3.3 APPLICATION NO. 1592-07-Z. Salvatore Vassallo** Seeking a Special Permit to park a commercial vehicle in a residential zone at 74, 76 & 88 Nott Street.

Sal Vassallo, 88 Nott Street wants to park a commercial truck on one of his 3 properties on Nott Street. He owns 88, 82 -84 and 76-78 Nott Street.

Chairman Hammer referenced a memo from a concerned Old Wethersfield Resident dated December 3, 2007.

Commissioner Homicki showed Mr. Vassallo an aerial view of his properties and they talked about where Mr. Vassallo can park his truck. He cannot park the truck at 88 Nott Street due to the rail road right of way. Mr. Vassallo had no problem choosing another property to park his truck. They also talked about the size of his truck. Mr. Vassallo indicated that his truck was 14 ft long.

Mr. Gillespie stated that Mr. Vassallo's truck is a 1995 Mitsubishi tilt cab truck weighing 13,500 pounds which is over the 10,000 pound limit.

Commissioner Roberts made a motion to close the hearing.  
Clerk Knecht seconded the motion.  
All Aye.

Commissioner Jurasin made a motion to approve application with conditions as follows:

- Applicant to park the 1995 Mitsubishi tilt cab truck weighing 13,500 pounds at 88 or 82-84 Nott

Street but not to the right of 82-84

The members voted as follows (9-0-0)

Aye: Hammer, Harley, Roberts, Homicki, Jurasin, McHugh, Oickle, Petrelli, Knecht

Nay: None

Abst: None

**APPLICATION WAS APPROVED**

**OTHER BUSINESS**

**MINUTES**

Commissioner Roberts made a motion to approve the minutes from November 21, 2007.

Commissioner Harley seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Harley, Roberts, Homicki, Jurasin, McHugh, Oickle, Petrelli, Knecht

Nay: None

Abst: None

**STAFF REPORTS**

No staff reports.

**PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.**

**CORRESPONDENCE**

**8.1** An invitation from the Wethersfield Economic Development & Improvement Commission to attend a Holiday Social & Salute to Business to be held on Wednesday December 12<sup>th</sup> from 5:30 – 8:30 p.m. at the Wethersfield Country Club.

**8.2** An invitation to attend the TD Banknorth Ribbon Cutting to be held December 10<sup>th</sup> at 9:00 a.m.

**PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS**

**APPLICATION NO. 1591-07-Z. Patel Ramesh** Seeking a Special Permit in accordance with Section 6.10 (Earth Removal & Filling) of the Wethersfield Zoning Regulations for the receipt of fill at 35 Arrow Road.

**APPLICATION NO. 1593-07-Z. Town of Wethersfield** Seeking a Zoning Text Amendments for proposed sign regulation changes.

**APPLICATION NO. 1594-07-Z. Lynn Dillon & Christopher Ravlin** Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield Zoning Regulations for the sale and dispensing of alcoholic beverages (renewal) and in accordance with Section 5.2.F.2 of the Wethersfield Zoning Regulations for outdoor dining at 672 Silas Deane Highway (Former Amici's Building).

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING**

**December 4, 2007**

**APPLICATION NO. 1595-07-Z. Audrey Booker** Seeking a Special Permit in accordance with Section 3.9 of the Wethersfield Zoning Regulations for the creation of a rear lot at 114 Willow Street.

**APPLICATION NO. 1596-07-Z. Paul Randazzo** Seeking a Zone Change from the Office (O) Zone to the General Business (GB) Zone for properties located on the easterly side of the Silas Deane Highway as depicted on a plan prepared for RANDEV LLC and dated November 15, 2007.

**ADJOURNMENT**

Commissioner Homicki made a motion to adjourn the meeting.

Commissioner Petrelli seconded the motion.

The members voted as follows (9-0-0)

Aye: Hammer, Harley, Roberts, Homicki, Jurasin, McHugh, Oickle, Petrelli, Knecht

Nay: None

Abst: None

**The meeting was adjourned at 7:55 p.m.**

Respectfully submitted,

Amy Chodorowski

Planning and Zoning Recording Secretary